

PLANNING COMMITTEE

Tuesday, 10th September, 2019
Time of Commencement: 7.00 pm

Present: Councillor Andrew Fear (Chair)

Councillors:	S. Burgess	H. Maxfield	S Tagg
	Mrs J Cooper	P. Northcott	G Williams
	D. Jones	B. Proctor	J Williams

Officers:	Geoff Durham	Mayor's Secretary / Member Support Officer
	Rachel Killeen Elaine Moulton	Senior Planning Officer Development Management Team Manager
	Peter Stepien Trevor Vernon Darren Walters	Landscape Officer Solicitor Team Leader Environmental Protection

Also in attendance:

1. **APOLOGIES**

Apologies were received from Councillors Moffat and Reddish.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

3. **MINUTES OF PREVIOUS MEETING(S)**

Resolved: That the minutes of the meeting held on 13 August, 2019 be agreed as a correct record.

4. **APPLICATION FOR MAJOR DEVELOPMENT - SEABRIDGE COMMUNITY EDUCATION CENTRE, ROE LANE. STAFFORDSHIRE COUNTY COUNCIL. 19/00515/OUT**

Moved by Councillor Simon Tagg and seconded by Councillor Jones.

Resolved: That the application be refused for the following reasons:

- (i) The proposed development represents an inappropriate overdevelopment of the site by virtue of the number of dwellings proposed which would harm the character and appearance of the area contrary to policy.
- (ii) The access to the site is inadequate and unable to accommodate the scale of the development proposed and as such would result in issues of highway safety contrary to policy.

That, the applicant be advised that Planning Committee indicated that any further application to develop the site should be a full and detailed application so that issues of residential and visual amenity, and safety of any SUDs feature could be fully assessed.

5. APPLICATION FOR MINOR DEVELOPMENT - THE BARN, BARTHOMLEY ROAD, AUDLEY. MR & MRS MCCREADY. 19/00448/FUL & 19/00646/DOB

- Resolved:**
- (i) That application 19/00448/FUL be permitted with no Conditions
 - (ii) That the Head of Planning be given the delegated authority to discharge the S106 agreement, 19/00646/DOB, following the end of the publicity period having taken into consideration any representations received provided such representations do not raise issues that are material to the determination of the application and have not been addressed within the main agenda report. Should representations be received that raise issues that have not been addressed within the main agenda report and are material to the determination of the application the application shall be reported back to Committee.

6. APPLICATION FOR MINOR DEVELOPMENT - SMITHY COTTAGES, SMITHY CORNER, BAR HILL, MADELEY. MR L CLARKE. 19/00552/FUL

Councillor Gary White spoke on this application.

Moved by councillor John Williams and seconded by Councillor Simon Tagg.

- Resolved:** That the application be refused for the following reason:

The proposed construction of a second double garage in addition to the buildings permitted in application reference 16/00226/FUL would result in the proposal representing overdevelopment of the site which would cause harm to the character and appearance of Madeley Conservation Area.

7. QUARTERLY REPORT ON PROGRESS ON ENFORCEMENT CASES WHERE ENFORCEMENT ACTION HAS BEEN AUTHORISED

- Resolved:** That the information be received.

Committee requested that the target for the next quarter set out within the report in respect of the first case, relating to residential development on the site of the Former Silverdale Colliery, be achieved having noted that it wasn't achieved in the previous quarter despite the last quarterly report setting the same target.

8. REPORT ON OPEN ENFORCEMENT CASES

- Resolved:**
- (i) That the report be received.
 - (ii) That a further report be provided alongside the next quarterly monitoring report on cases where enforcement action has been authorised.

9. LIST OF LOCAL VALIDATION REQUIREMENTS FOR PLANNING AND LISTED BUILDING CONSENT APPLICATIONS

Resolved: That the revisions to the list arising from the consultation process be approved, as set out in Appendix 1 of the main agenda report and within the Addendum to the Appendix attached to this report, so that the revisions can be made, the revised list published on the website and thereafter used in the validation process.

10. **APPEAL DECISION - LAND ADJACENT TO 6 BRASSINGTON TERRACE, DEN LANE, WRINEHILL. 18/00376/OUT**

Resolved: That the decision be noted.

11. **APPEAL DECISION - PLOT 146 MELVILLE COURT, CLAYTON. 18/00451/FUL**

Resolved: That the decision be noted.

12. **APPEAL DECISION - THE BRACKENS, LEYCETT LANE, LEYCETT. 18/00444/FUL**

Resolved: That the decision be noted.

13. **APPEAL DECISION - (FORMER) ROBERT COATES PLANT SALES LTD. CONGLETON ROAD, BUTT LANE. 18/00987/ADV**

Resolved: That the decision be noted.

14. **URGENT BUSINESS**

PUBLIC SPEAKING AT PLANNING COMMITTEE

Resolved: That the existing scheme be amended to allow public speakers, including ward councillors, to refer to material, excluding "presentations", that has been submitted as part of, or in relation to, the application that is being considered by the Committee; and that this amendment be brought into immediate effect.

Chair

Meeting concluded at 8.34 pm